DELEGATED REPORT

Recommendation Made: 26 March 2009

Reference:- 09/00090/FUL **Parish:- Hinckley**

Applicant:- Mr Raymond Baggott
37 Laneside Drive
Hinckley
Leicestershire
LE10 1TG

Location:- 37 Laneside Drive Hinckley Leicestershire LE10 1TG

Proposal:- EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

The application property, 37 Laneside Drive, is modern two storey dwelling with a projecting flat roof garage in a modern residential suburb of Hinckley. The property has a pitched roof and a single storey flat roof extension projecting from the front. The north western side elevation of the extension is in line with the original side elevation of the dwelling and front building line formed by the garage and spans 2.1 metres along the front and projects 1.8 metres. In addition to the flat roof covering the new extension, projecting garage and front doorway is a small projection of the flat roof providing cover over the front door and in front of the garage.
The property is set back from the road with a distance of 9.5 metres between the highway boundary and the properties front elevation.

The application site is located on Laneside Drive, which consists of residential properties of modern design but of varying character. The street comprises of single storey and dormer bungalows in addition to similar two storey properties. Various single storey and two storey forward extensions are evident in the street resulting in a varied forward building line.
24 Laneside Drive stands directly opposite the site separated by 28.5 metres. Adjacent property 35 Laneside Drive stands north west of the site and shares the same forward building line as the application site and is separated by a distance of 1.5 metres. 39 Laneside Drive stands to the south east with the front building line closest to the application site standing 3.5 metres behind the applicants front building line.

Planning permission is sought for the formation of a hipped roof over the flat roof of the existing projecting extension and garage.
The new roof will have a maximum height of 3.7 metres above the ground. This development also includes a porch area formed through the addition of a projecting hipped roof located centrally over the door. The porch roof will project 0.9 metres from the newly formed hipped roof and will be supported by two brick piers.
Submitted plans also indicate the properties existing tile hanging on the front facade is to be replaced with contrasting facing brickwork. This element of the application constitutes permitted development and does not require planning permission.

History

03/01397/FUL- Erection of conservatory- approved- 13.01.04

03/00523/FUL- Erection of conservatory- approved- 25.06.03

01/00899/FUL- Alteration to flat roof to provide pitch- approved- 22.10.01

92/00593/4- Extension to dwelling- approved- 23.07.92

Consultations:-

No response from Neighbours

County Council Ecologists have commented a watching brief should be maintained throughout the development. If any protected species are discovered works should cease whilst expert advice is sought.

Development Plan Policies:-

Hinckley and Bosworth Local Plan
- BE1 (Design and Siting of Development)

SPG House Extensions

Appraisal:-

The central concerns to address within this application relate to design with specific regard to scale, design, materials and architectural features, the impact of the development on the amenity of neighbouring properties and character and appearance of the street scene.

The proposed alterations to the roof will not include any additional openings and as such would have no additional impact on the privacy to any adjacent properties.
The alterations to the roof will add a height of 0.9 metres to the existing structure which is unlikely to impact on light levels to 35 Laneside due to the garage dividing the application property from this property's nearest habitable window at ground floor level. This increased height may have an impact on light levels on the living room window of 39 Laneside Drive. This property has not erected a front extension which creates a front building line set back from the front of the applicants' garage. The projection of the applicants existing garage currently reduces some light reaching the living room window on this front elevation. The applicants' garage already has some impact on light levels to this living room window but the increased height of the roof would add only marginally to this impact and only affect light levels in early evening.
The development will have a small additional impact on light levels to 39 Laneside Drive and add only partially to an existing impact and would not constitute a material reason for refusal. In addition no objection to the development has been received from the 39 Laneside Drive.
Overall the development is unlikely to a have a significant and material impact on the amenities of nearby residents.

Laneside Drive has a variety of dwelling types of varying character but the majority of properties on the eastern side of the street were originally of the same size and appearance as the original form of the application property. Since construction a large proportion of these houses have created extensions to the front of varying mass and design. Some include large two storey projecting gable extensions whilst others have replaced the flat roof over their projecting garage with hipped roofs. As a result of these additions, properties on Laneside Drive have a varied front building line with a selection of architectural features, which differ from the original form of the dwellings.
The main roof over the application property is a dual pitched roof but the development proposes to create a hipped roof to replace the existing flat roof of the projecting garage and extension. Whilst a hipped roof is not mirroring the existing architectural feature of the original dwelling and is contrary to the House Extensions SPG, it will replace an unsightly flat roof and would appear as an improvement to the aesthetics of the dwelling. In addition the dwellings on Laneside Drive are of varying character and examples of hipped roofs over front extensions are evident.

Overall with a condition requiring materials to match this development would be acceptable in terms of design, impact on the street scene and neighbours amenity.

RECOMMENDATION :- Permit subject to the following conditions :-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant

provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development would be in accordance with the development plan and would not harm the character or appearance of the area or the living conditions of neighbouring occupiers.

SUMMARY OF DECISION - The proposal is in conformity with Policy BE1 of the Hinckley and Bosworth Local Plan. Planning permission is granted subject to conditions.

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The materials to be used on the external elevations of the proposed extension and alteration shall match the corresponding materials of the existing dwelling unless previously agreed in writing with the Local Planning Authority.

Reasons :-

1 To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4. A watching brief (maintained by the applicant and all workers on site) for all protected species should be maintained throughout the development. In the event of any protected species being discovered, works should cease whilst expert advice is sought. This is in accordance with Trigger J of Leicester, Leicestershire and Rutland Biodiversity Trigger List.

5 List of plans used in the determination of this application:-
Drawing numbers- M1149.1, M1149.2, M1149.3 and M1149.4

Contact Officer:- David Kiernan Ext 5898